

33 Pagham Court

262 Hawthorn Road | Bognor Regis | West Sussex | PO21 2UP

**O.I.E.O £110,000
LEASEHOLD**

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MA124 - 05/24



Features

- 60's plus Development
- First Floor Apartment
- One Bedroom
- Resident's Lounge & Laundry
- No Onward Chain
- 442 Sq Ft / 41.1 Sq M

Offered for sale with No Onward Chain, a delightful one bedroom apartment situated on the first floor of a sought after purpose built over 60's development, situated to the West of Bognor Regis town centre. The apartment itself comprises entrance hall, living/dining room, fitted kitchen with integrated oven/hob/hood & fridge/freezer, bedroom and bathroom.

Constructed by Messrs McCarthy & Stone circa 2010, Pagham Court is an over 60's complex positioned close to a local medical centre, amenities and bus routes. The development itself provides resident's with peace of mind with a house manager, 24 hr care line facility, communal lounge, communal laundry facility and well tended communal gardens.

Bognor Regis town centre can be found within one and a half miles, with it's pier, promenade and mainline railway station, while closer amenities are located within Hawthorn Road and the Aldwick shopping parade. Regularly routed Bus services are in nearby Aldwick Road. The historic city of Chichester is located within approximately seven miles.

A communal front door with security entry system leads into an entrance lobby with further inner door leading through into the communal lounge and communal hallway, where there is a communal kitchenette for resident's use. The ground floor communal hallway leads to the refuse area and communal laundry room. A lift and staircase provides access to the first floor communal landing.

The front door to the apartment opens into an entrance hallway where there is a wall mounted telecom entry receiver and 24 hr pull cord, electric underfloor heating, large walk-in storage cupboard housing the electric boiler. Doors lead to the living room, bedroom and bathroom.

The living room faces the rear of the development and measures 16' 3" x 10' 11", with a double glazed window overlooking the gardens. There is a feature electric fireplace and under floor heating. Sliding pocket doors lead into the adjoining modern kitchen measuring 7' 6" x 6' 2", fitted with a range of base, drawer and wall mounted units, work surfaces and has an integrated electric hob with hood over and oven under, along with a concealed integrated fridge freezer and ceiling natural light tunnel light.

The double bedroom measures 13' 4" x 9' 1" and has mirror fronted built-in double wardrobe (excluded from the room measurement), along with a double glazed window to the rear and underfloor heating. The bathroom measures 6' 10" x 5' 7" and has a bath with shower over and fitted hand rails, close coupled w.c., large shaped wash basin with storage under and heated towel rail.



To arrange a viewing contact 01243 267026

6 Coastguards Parade, Barrack Lane,
Aldwick, West Sussex PO21 4DX
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www.coastguardsproperty.co.uk

Externally well tended communal grounds surround the development.

Resident's parking spaces are available via a permit at an additional charge of £250.00 per annum.

Lease: 125 years from 1st June 2011

Annual Service Charge: £2,804.56 p.a.

Ground Rent: £425.00 p.a.

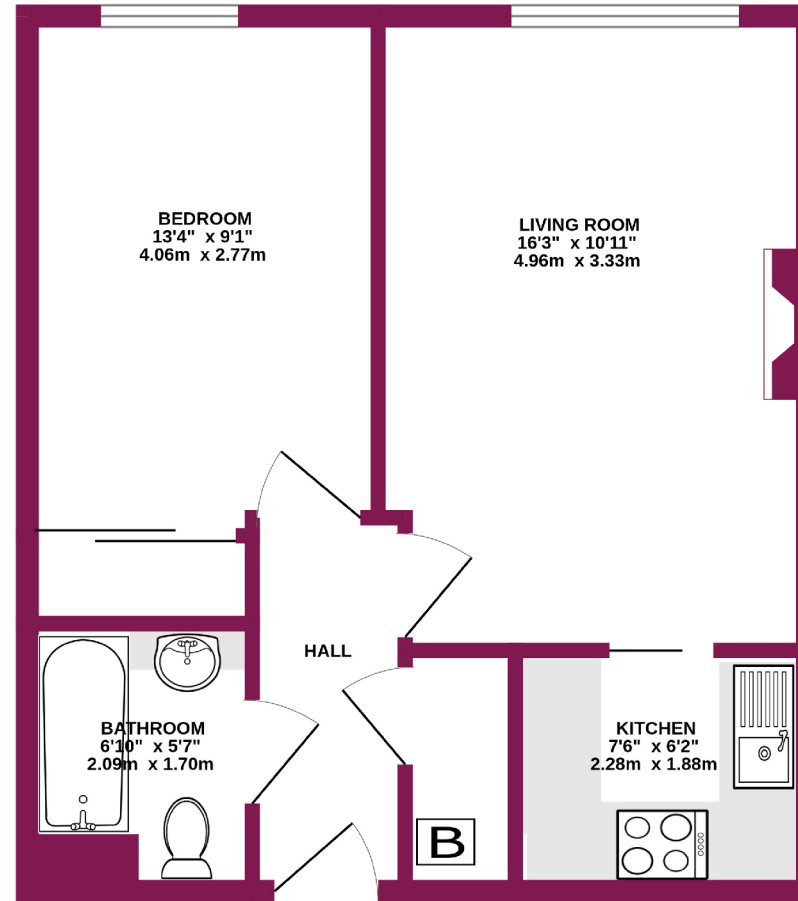
Council Tax: Band B (£1,798.36)

Current EPC Rating: C (74)

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting & power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior/exterior communal areas
- Contingency fund including internal and external re-decoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening.



TOTAL FLOOR AREA: 442 sq.ft. (41.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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